

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO 09/27/12 01:18 PM
DEPUTY Vicki Allen
RECORDED-REQUEST OF
City of Eagle

AMOUNT .00 5



COPY

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ORDINANCE NO. 681

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF EAGLE, TO THE CITY OF EAGLE, IDAHO; CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY DESCRIBED HEREIN FROM RR (RURAL RESIDENTIAL) TO R-E (RESIDENTIAL-ESTATES); AMENDING THE ZONING MAP OF THE CITY OF EAGLE TO REFLECT SAID CHANGE; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the real property situated in the unincorporated area of Ada County and particularly described in Exhibit "A" of this ordinance has requested, in writing, annexation of said real property to the City of Eagle; and

WHEREAS, the owner of the real property situated within the City of Eagle and particularly described in Exhibit "A" of this ordinance has requested, in writing, a rezone from RR to R-E; and

WHEREAS, the property described in Exhibit "A" is located at 8660 West Equest Lane; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on July 16, 2012, as required by Section 67-6525, Idaho Code, and made a recommendation to the Mayor and Council; and

WHEREAS, the Eagle City Council, pursuant to public notice as required by law, held a public hearing on August 28, 2012, on the proposed annexation and zoning for the real property described in Exhibit "A" as required by Section 67-6525, Idaho Code, made findings and determined that the requested annexation should be granted and that a zoning classification of R-E for the property described in Exhibit "A" is appropriate to meet the requirements of Idaho Code, Eagle City Code and the Eagle Comprehensive Plan and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF EAGLE, IDAHO, as follows:

Section 1: The Eagle City Council hereby finds and declares that the real property particularly described in Exhibit "A", attached hereto and incorporated herein by reference, is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, particularly described in Exhibit "A" and as generally shown on Exhibit "B", attached here to and included herein by reference, is hereby annexed to the incorporated territorial limits of the City of Eagle, Idaho.

Section 3: The City Council hereby finds and determines that the real property particularly described in Exhibit "A" and generally as shown on Exhibit "B", attached hereto and incorporated by reference, is hereby removed from the RR (Rural Residential) zoning classification and is hereby included in the R-E (Residential-Estates up to one (1) dwelling unit per two (2) acres) zoning classification all pursuant to the Zoning Ordinance of the City of Eagle. The City Council further finds and determines that said zone change is in accordance with the Eagle Comprehensive Plan and relevant City Codes and that the Zoning Map of the City is hereby amended to include the real property described in Exhibit "A" in the R-E zoning district.

Section 4: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Eagle.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

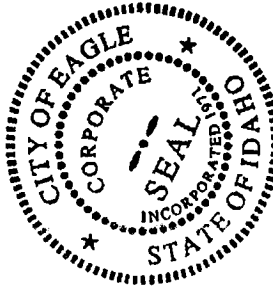
DATED this 25th day of September 2012.

CITY COUNCIL OF THE CITY OF EAGLE
Ada County, Idaho

James D. Reynolds
James D. Reynolds, Mayor

ATTEST:

Sharon K. Bergmann
Sharon K. Bergmann, Eagle City Clerk



STATE OF IDAHO)

: ss.

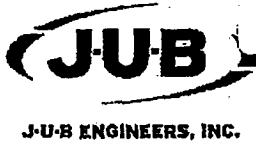
County of Ada)

On this 26 day of September, in the year 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared James D. Reynolds and Sharon K. Bergmann, known to me to be the MAYOR and CITY CLERK of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first written.

Tracy E. Osborn
Notary Public
Residing at Ada County
My Commission Expires: 01/12/2015

Exhibit "A"



J-U-B COMPANIES



THE
LANGDON
GROUP

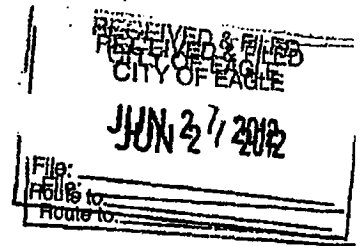


GATEWAY
MAPPING
INC.

ANNEXATION DESCRIPTION

LOT 1, BLOCK 1, GULCH RANCH ESTATES SUBDIVISION

FOR M3



Lot 1, Block 1, Gulch Ranch Estates Subdivision, Book 61 of Plats at Pages 6097 & 6098, records of Ada County, Idaho, and one-half of the adjacent Highway 16, situated in the northeast quarter of Section 33, Township 5 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of Section 33, Township 5 North, Range 1 West, Boise Meridian;
Thence S51°11'14"W, 1,037.89 feet along the south line of Gulch Ranch Estates Subdivision;
Thence S08°42'54"E, 54.22 feet along the south line of Gulch Ranch Estates Subdivision;
Thence S62°24'15"W, 382.31 feet along the south line of Gulch Ranch Estates Subdivision;
Thence N89°39'52"W, 789.58 feet along the south line of Gulch Ranch Estates Subdivision, to the POINT OF BEGINNING:

Thence N89°39'52"W, 652.27 feet along the south line of Lot 1, Block 1, to the southwest corner thereof;

Thence S85°57'25"W, 50.00 feet to the center line of State Highway 16;

Thence N04°02'35"W, 518.70 feet along the center line of State Highway 16;

Thence N85°57'25"E, 50.00 feet to the northwest corner of Lot 1, Block 1;

Thence N86°56'54"E, 181.97 feet along the north line of Lot 1, Block 1;

Thence N67°37'29"E, 96.63 feet along the north line of Lot 1, Block 1;

Thence N57°48'06"E, 521.17 feet along the north line of Lot 1, Block 1 to the northeast corner thereof;

Thence S01°34'31"W, 845.72 feet along the east line of Lot 1, Block 1 to the POINT OF BEGINNING.

The above-described parcel contains 10.60 acres, more or less.

Prepared from information of record.

RECEIVED & FILED
CITY OF EAGLE

JUN 08 2012

File: _____
Route to: _____

JUN 08 2012

File: _____
Route to: _____

Chairman
Mark L. Butler

Spring Valley CID No. 1
City of Eagle, Idaho
660 E. Civic Lane
Eagle, Idaho 83616

Board Members
Mary Defayette
Norm Semanko

January 9, 2013

Idaho State Tax Commission
Craig Johnson
P.O. Box 36
Boise, Id 83722

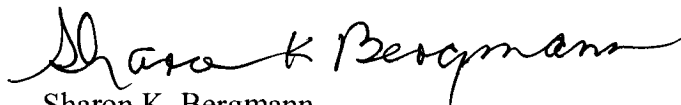
RE: Ordinance No. Spring Valley CID #1 Amended Spring Valley CID No. 1

Dear Mr. Johnson:

In response to your letter of December 28, 2012, please find enclosed herewith a copy of Ordinance No. 681, the Annexation Description from JUB Engineers and a copy of the Site Map.

If you have any questions I can be reached at Eagle City Hall, 489-8780.

Sincerely,



Sharon K. Bergmann
District City Clerk/Treasurer

Encl. Ordinance 681, Annexation Description, Site Map

cc: District Attorney
District Manager

1-10-13
2013
1-10-13

EXHIBIT "B"

